069.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	978,600 / 978,600
					USE VALUE:	978,600 / 978,600
					ASSESSED:	978,600 / 978,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOLF RICHARD K
Owner 2:	
Owner 3:	
Street 1:	11 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WOLF RICHARD K & -
Owner 2:	BARD AMY C -
Street 1:	11 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Clapboard Exterior and 2401 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	568,700	5,000	404,900	978,600
Total Card	0.121	568,700	5,000	404,900	978,600
Total Parcel	0.121	568,700	5,000	404,900	978,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.58 | /Parcel: 407.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44008

GIS Ref

GIS Ref

Insp Date 10/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0002.0

!5918!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	568,800	5000	5,280.	404,900	978,700	978,700	Year End Roll	12/18/2019
2019	101	FV	429,600	5000	5,280.	376,000	810,600	810,600	Year End Roll	1/3/2019
2018	101	FV	429,600	5000	5,280.	376,000	810,600	810,600	Year End Roll	12/20/2017
2017	101	FV	429,600	5000	5,280.	329,700	764,300	764,300	Year End Roll	1/3/2017
2016	101	FV	429,600	5000	5,280.	300,800	735,400	735,400	Year End	1/4/2016
2015	101	FV	400,100	5000	5,280.	266,100	671,200	671,200	Year End Roll	12/11/2014
2014	101	FV	400,100	5000	5,280.	251,600	656,700	656,700	Year End Roll	12/16/2013
2013	101	FV	400,100	5000	5,280.	239,500	644,600	644,600		12/13/2012

PRINT

Date	Time
12/10/20	20:44:35

LAST REV

Date	Time
04/29/19	11:42:46

apro

TAX DISTRICT

PAT ACCT. 5918

USER DEFINED

Prior Id # 1:	44008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOLF RICHARD K	68407-369		11/15/2016	Convenience	1	No	No		
WOLF RICHARD K,	67016-310		3/31/2016	Convenience	1	No	No		
11 DRAPER AVE L	50586-354		1/11/2008		702,500	No	No		
LAWSON SARAH C	49296-305		4/17/2007	Family	1	No	No		
AUGUSTINE SAMUE	48639-557		12/11/2006	Change>Sale	500,000	No	No		
	13185-348		5/1/1977		45,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1115	Siding	7,890	C				
3/3/2016	225	Siding	3,670					REPAIR SIDING
12/28/2006	1125	Wood Dec	5,000			G8	GR FY08	
12/23/2006	1078	Redo Kit	84,000			G8	GR FY08	& 3 BTHS / ATTIC O

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
3/19/2009	Meas/Inspect	372	PATRIOT
5/1/2007	MLS	MM	Mary M
4/3/2007	Permit Visit	BR	B Rossignol
3/30/2000	Inspected	263	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	404,882	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08731771
Const Adj.:	0.98990101
Adj $ / SQ:	139.924
Other Features:	108700
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596139
Depreciation:	27422
Depreciated Total:	568717

COMMENTS

DBL SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

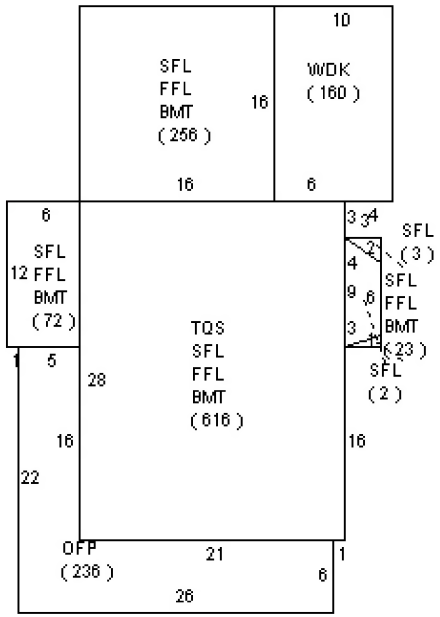
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.31
Special Features:	0	Val/Su Net:	151.09
Final Total:	568700	Val/Su SzAd	236.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	972	139.920	136,006
BMT	Basement	967	41.980	40,592
FFL	First Floor	967	139.920	135,306
TQS	3/4 Story	462	139.920	64,645
OFP	Open Porch	236	23.250	5,488
WDK	Deck	160	12.130	1,940

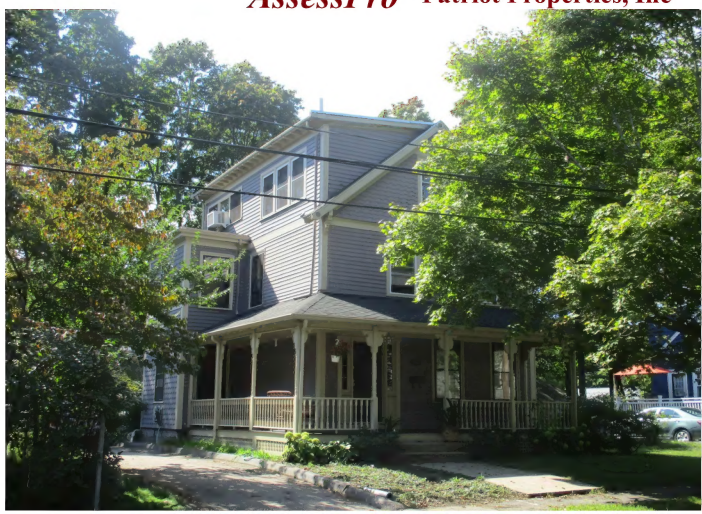
Net Sketched Area:	3,764			Total:	383,977
Size Ad	2401	Gross Are	3918	FinArea	2401

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	G	GD	1930	33.22	T	30	101			5,000			5,000

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000